

## RID (Rule Interpretation Decision)

(Use additional sheets as necessary)

Type of RID		Requested Response Time	DSD Assigned RID #
Customer RID	<input checked="" type="checkbox"/>	24 hours	?
Internal Staff RID	?	10 working days	<input checked="" type="checkbox"/>
		As time available	?

**1. Project Name:** NA

**2. Project Number:** NA

(Plat #, Zoning Case #, etc.)

**3. Project Street Address:** NA

(If not available nearest intersection of two public streets)

**4. Applicant Name:** Jeff Tondre, P.E.

**5. Applicant Address:** Vickrey & Associates, Inc.

**6. Applicant Telephone #:** (210) 349-3271

**7. Applicant e-mail Address:** www.vickreynet.com

**8. Rule in Question:**

(Section and/or policy of UDC, Building Code, Master Plan, etc)

UDC Section 35-503(h)(3) adopted May 3, 2001 requiring a set percentage of street frontage for a private park.

**9. Applicant's Position:**

(Including date position presented and name of city staff point of contact)

**Date:** July 14, 2004

**Contact:** Jeff Tondre

**Contact Telephone #:** (210) 349-3271

The applicant appears to be challenging the amount of amenities required, the 50% frontage on a street and an unspecified easement required by the city. In addition the applicant is requesting that the park provisions questioned be reevaluated during the 2004 annual UDC update process.

**10. Staff Finding:**

(Including date of finding and name of city staff person formulating finding)

Several findings of note were made.

1. The amount of street frontage of a private park was amended on May 1, 2003 to a minimum requirement of twenty five percent (25%) frontage on a street.
2. The dedication amount of 6.25 acres is greater than the 1 acre per 114 dwelling units requirement.

3. The definition of the character and specifications for types of parks as indicated in Table 503-2 have been debated previously by plat applicants and the Parks Department.

4. Reference to an access easement was unclear and the staff could not locate it in the UDC.

**Date:** July 14, 2004      **Contact:** Bill Telford      **Contact Telephone #:** (210) 207-7879

#### **11. Staff Position:**

(Including date position presented internally and name of city staff person formulating position)

Of the issues raised by the applicant it should be noted that the 50% private park frontage on a street was clarified and amended on May 1, 2003 by the City Council to provide for 25% minimum street frontage for a private park.

Of the remaining issues it is noted that the Parks Department is conducting a thorough analysis of Section 35-503 Parks/Open Space Standards of the UDC. The applicant's concerns and issues will be forwarded to John McCullough of the Parks Department for evaluation and consideration in their update of the Section

**Date:** July 14, 2004      **Contact:** Bill Telford      **Contact Telephone #:** (210) 207-7879

#### **12. Departmental Policy or Action:**

(Including date of presentation of policy or action to the applicant, the effective date of the policy or action, schedule for pursuing an amendment to the code if required and signature of the Director of Development Services)

**Date of policy/action:** August 2, 2004      **Effective Date of policy/action:** same

Staff is directed to forward a copy of this DIR and the attached request for consideration from Vickrey and Associates to John Mc Clough of the Parks Department for inclusion in their review of Section 503 of the UDC. Staff will also request that Mr. McCullough place Jeff Tondre, Vickrey & Associates on the Parks Department contact list for review of Section 503. Mr. Tondre's phone number is (210) 349-3271 and his address is Vickrey & Associates, Inc. 12940 Parkway San Antonio, Texas 78216

Florencio Peña III, Director  
Development Services Department